

Report to the Manitowoc Plan Commission

Meeting Date: September 27, 2023

Request: PC 20-2023: Schardt Electric LLC / Barry Schardt: Petition to Rezone Property Located at 2832 Custer Street from B-3 General Business to I-1 Light Industrial.

Existing Land Use for Subject Property: Retail / Commercial

Existing Zoning for Subject Property: B-3 General Business

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, West, East	Industrial, Commercial, Retail	I-1 Light Industrial
South	Commercial, Industrial	I-2 Heavy Industrial, C-1 Commercial

Comprehensive Plan: The 20 Year Future Land Use Map shows the subject area and adjacent properties as General Business, Industrial and Planned Mixed Use.

Consistency Analysis

The rezoning is consistent with the future land use map.

Report: Barry Schardt, Schardt Electric LLC is petitioning to rezone his property from B-3 to I-1 so he can construct some mini-warehouse buildings. The existing structure on the property is being used as a salon and will remain, a small accessory building will be razed when the mini-warehouses are being built.

The trapezoidal shaped lot is 0.7315 acres, with 100' of frontage along Custer Street and approximately 202 feet of depth.

Industrial zoning is adjacent to the east, north, west and southwest of the property and commercial zoning is directly south. Staff is recommending including the Wisconsin Central LTD/ CN railroad property into the rezone area which is to the west of the Schardt property. There are no residential uses near the subject property

Public Comments: Notices were mailed out to property owners within 200' of the enlarged area of rezone on September 20th and at the time of this writing no comments have been received.

Timeline

- Application Received: August 31, 2023
- Notifications Sent: Sept 20, 2023
- Plan Commission Public Informational Hearing: September 27, 2023
- Common Council Public Hearing scheduled for: October 16, 2023

Recommendation: Approve the petition to rezone the property located at 2832 Custer Street from B-3 General Business to I-1 Light Industrial.



LAND USE APPLICATION

APPLICANT Barry Schardt PHONE (920) 323-2924

MAILING ADDRESS 801 S Rapids Road Manitowoc WI 5422 EMAIL bschardt801@gr

PROPERTY OWNER Schardt Electric LLC PHONE (920) 323-2924

MAILING ADDRESS 801 S Rapids Road Manitowoc WI 5422 EMAIL bschardt801@gr
gmail.com

REQUEST FOR:

- | | |
|--|---|
| <input type="checkbox"/> Conditional Use Permit (CUP) \$350* | <input checked="" type="checkbox"/> Zoning District Change/Map Amendment \$350* |
| <input type="checkbox"/> Site Plan Review \$350 | <input type="checkbox"/> Request for Annexation \$350* |
| <input type="checkbox"/> Certified Survey Map (CSM) \$100 | <input type="checkbox"/> Planned Unit Development (PUD) \$350* |
| <input type="checkbox"/> Official Map Review \$350* | <input type="checkbox"/> Street/Alley Vacation \$350* |

**Publication of legal notice fees additional.*

STATUS OF APPLICANT: Owner Agent Other

PROJECT LOCATION ADDRESS 2832 Custer St Manitowoc WI 54220

PARCEL ID# 052-82510403600 CURRENT ZONING B3 REQUESTING I-1

CURRENT USE OF PROPERTY Commercial/Business

PROPOSED USE OF PROPERTY Business @ Mini Storage

REQUIRED: Attach a detailed written description of your proposal or request.
Include as much information as possible including planned use, maps, project renderings or drawings, etc.

The undersigned hereby certifies that the information contained in this application is true and correct.

Signed [Signature] Date 8-31-2023
(Property Owner)

For Office Use Only	
Date Received: <u>9/13/2023</u>	PC #: <u>20-2023</u>
Fee Paid: <u>\$350</u>	Check#: _____
Plan Commission Date: <u>9/27/2023</u>	

The City of Manitowoc Plan Commission meets the fourth Wednesday of each month at 6pm.
Deadline for submission is the Friday two weeks prior to the meeting.

Please contact the Community Development Department at 920-686-6930 if you have any questions.

From: [Mike Howe](#)
To: [Paul Braun](#)
Subject: External: Barry Schardt
Date: Wednesday, September 13, 2023 10:46:35 AM

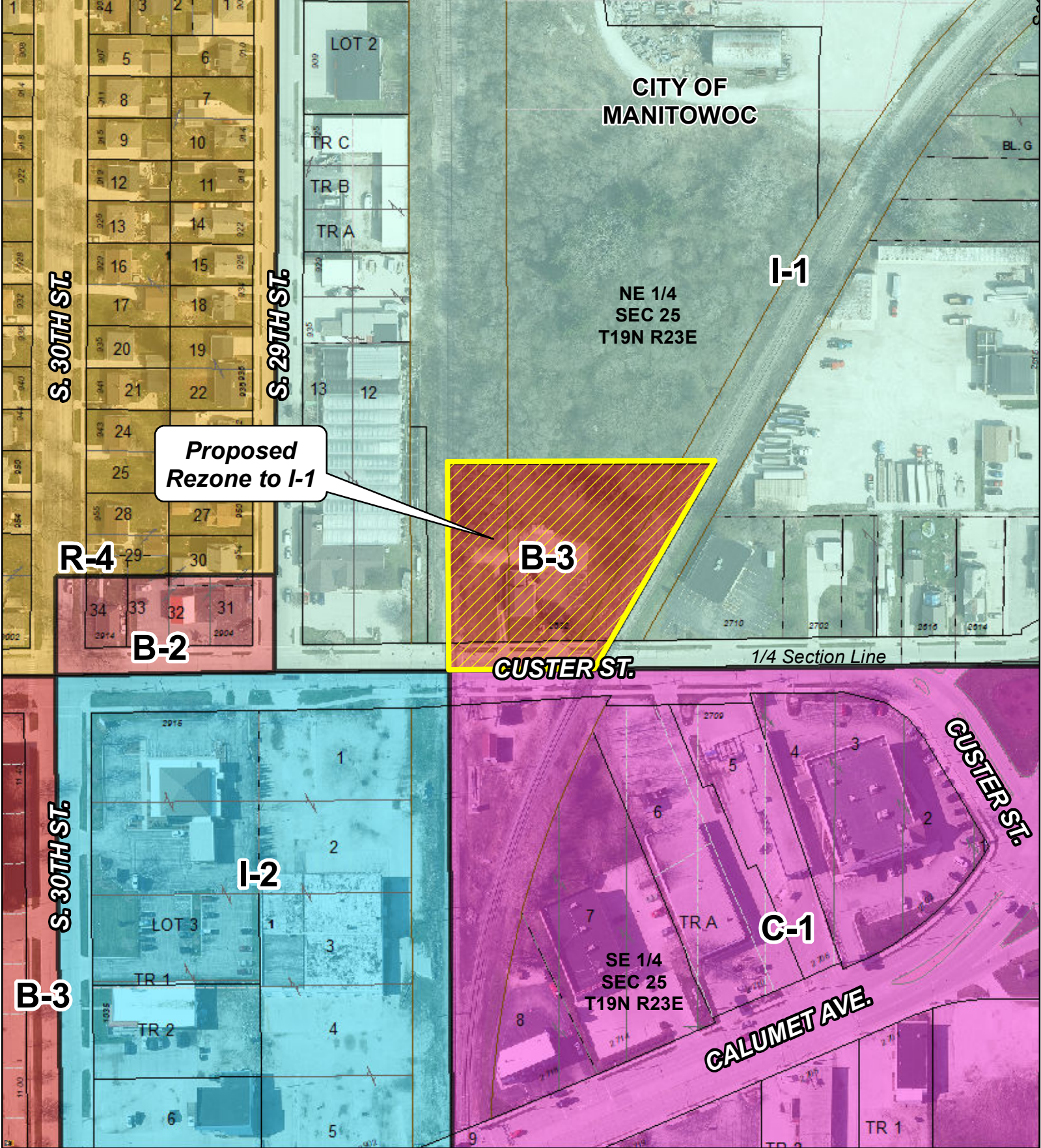
Paul , we are looking to add commercial mini storages to the property. The brief layout I had given you is for ideas only we are willing to work within the setbacks as needed. Everything surrounding us is industrial except this parcel and we're looking to have that changed.

Thank you
Mike Howe
Barry Schardt

Sent from my iPhone

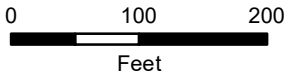
Be Alert !

This is External or System generated Email. Please verify before opening any links or attachments.



**Proposed
Rezone to I-1**

**Proposed Rezone Property from B-3 General Business
to I-1 Light Industrial**




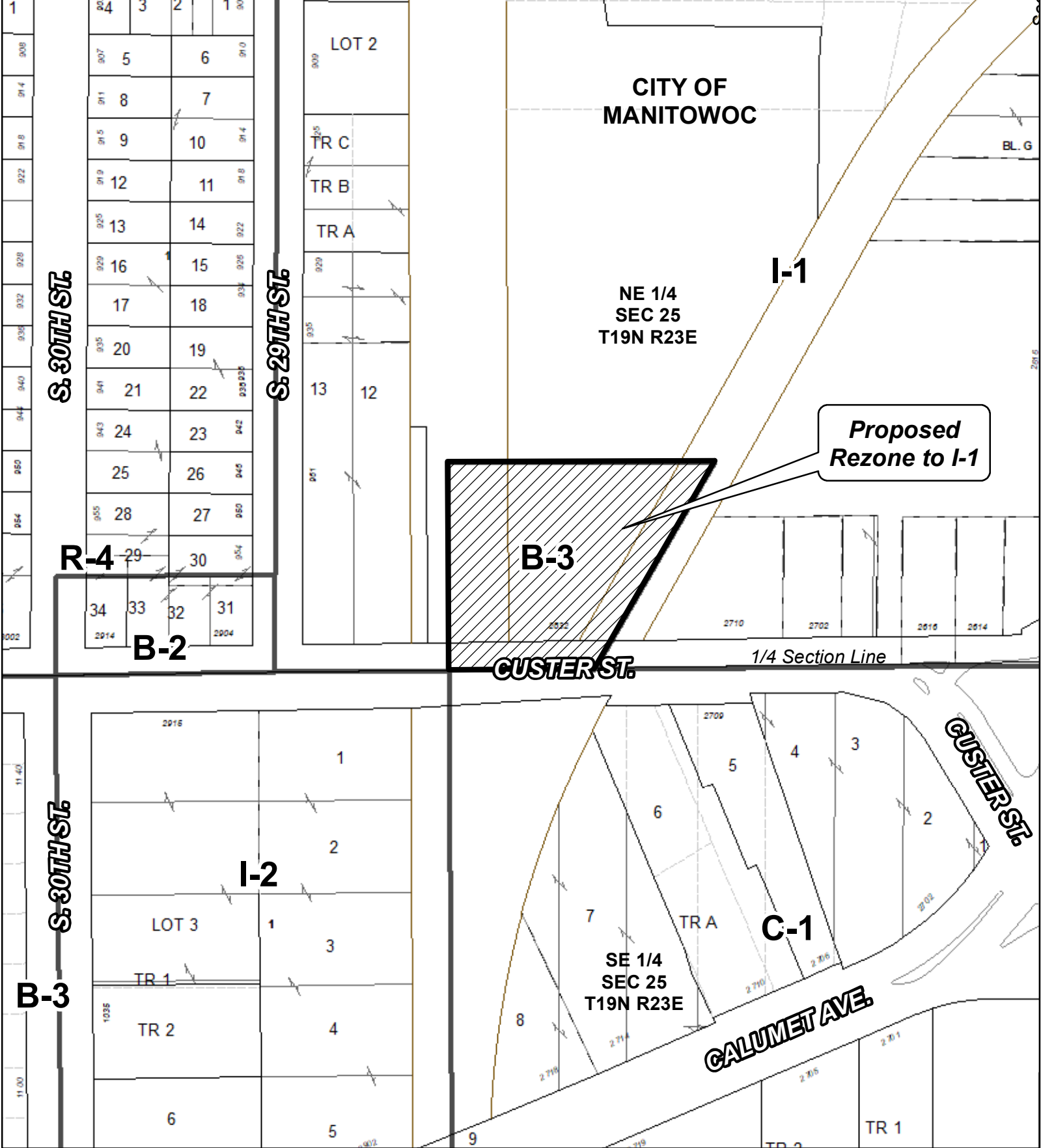
PC 20-2023

DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

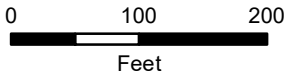
Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 9/18/2023
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Legend

 **Proposed Rezone**



Proposed Rezone Property from B-3 General Business
to I-1 Light Industrial




PC 20-2023

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Legend

 Proposed Rezone